

Township of Franklin Agricultural Advisory Committee
Meeting of May 13, 2019
Minutes

In attendance (13) Chay Johnston, Ralph Travaglione, Jim Ketchum, Mike Vassallo, Herb Wegner, Guest; Deb Wegner, Cindy Roberts; SADC Acquisitions via tele-conference, Tom, Alex, and Nick Corwonski, Burnadette and Brad Miller, Jason Brandt.

The meeting was called to order by Acting Chairman Chay at 7:10 PM after the Flag Salute. OPMAC guidelines were adhered to.

All guests were introduced.

The minutes of the last meeting (March 11, 2019) were approved.

FARM PRESERVATION STATUS

Herb Wegner reported:

Farms That Are Talking To Our Facilitator To Start Preservation

McCallister Farm. Block 5702 lot 81. 60 acres. Their farm now has 27 acres clear. They may also request an additional non –severable exception on the farm. The McCallisters purchased an additional 6.4 acres(Block 5702 lot 17) on Marshall Mill Rd that abuts their tract to the North. They plan on preserving both tracts at the same time. The new land is 100% wooded and is not farmland assessed.

Hunsinger Farm. Block 5901 lot 88, 23 acres. They have an application.

LaRose/Durkin Farm. Block Block 5802 lot 1. 18 acres. Mrs. Durkin's attorney, Mike Fitzpatrick, has stated that Mary Durkin will sign the application. There is some question as what type of farm this is, and Herb will do an onsite inspection prior to sending in an application to the SADC.

Soy Unkow. Block 6602, lots 1 & 15. 30 acres. She has completed an application.

The front 9 acre parcel has frontage on Piney Hollow Rd and she has requested a one acre non severable exception. Both lots must be submitted together because the rear lot is mostly wetlands. Unexpected Rd is an unimproved (non-paved) road. She has spoken to Fred Severs of the Pinelands Commission, waiting for her Pinelands Determination. Cindy Roberts from SADC has stated that there may be too many septic systems currently on the property with the old migrant labor camp and camper trailers.

Jean Bellone Farm. Block 6805 lot 4.1 is in a trust. 32 acres. Jean has signed with intent to preserve.

Andy Bellone. Block 6805 lot 6 is about 18 acres Andy has signed with intent to preserve.

Tom Bellone . is about 13 acres. Tom has signed with intent to preserve.

Phil Danko Farm Block 6805 lot 3. 31 acres. Phil has signed with intent to preserve.

All four farms are on Harding Highway in the Downstown area and the front 300 feet of these farms are zoned Highway-Commercial. Steve Bruder of SADC has stated that our zoning ordinance does not include Ag as a permitted use within this zone. Furthermore, the Right-to-Farm act would not apply here to protect these farmers should a concern arise. Therefore, all four farms are ineligible to be preserved The SADC will give a conditional Green Light after the Township issues a one paragraph letter-of-intent stating how the Township will add Agriculture as an accepted use in the Highway Commercial Zone. If done by Ordinance, the letter must state the Date of Introduction, the Date of Vote, and the Date of review. This new Ordinance should nullify O-12-18 Grochowski Farm.

To assist us, the SADC sent a copy of a similar project in Marlboro Twp. in Monmouth County. Tim Doyle has received this copy and has spoken to the Mayor and is in the process of fixing the problem Franklin has with the RTF Act within the Highway Commercial Zone.

Grochowski Farm. 260 acres Block 1902 Lot 1 on Fries Mill Rd. This farm is zoned Business Mixed Use and is not in any of our Project Areas. This parcel is on hold until the Township satisfies the SADC with the proper language to add agriculture as an accepted use in the Business Mixed Use Zone via an ordinance that is accepted by SADC Planning. The Township Committee passed O-12-18 on November 27, 2018. The ordinance's language attempted to clarify the presence of agriculture as a permitted use within the Business Zone. This language did not satisfy the SADC.

Gorrell Farm, Block 7101 lot 35. 52.5 acres on Harding Highway, Pinelands Highway Commercial and PRR. This tract is in a split zone: Pinelands Ag Production 40 acre, and Pinelands Highway Commercial. The SADC has required a pre appraisal meeting to go over the Appraisal Order Checklist with both appraisers (Molinari and Jones) because of the split zone. This meeting will include Cindy Roberts and Rich Martin. Herb will set this meeting up.

FARMS THAT HAVE BEEN APPRAISED

ABNC, Corwonski/Miller, Block 5802-21, Dutch Mill Rd. 88 acres. The Corwonskis received their Certified Market Value appraisal from the SADC via Eric Egrin on May 6th. Five members of their family were present tonight to review their application and better understand the preservation process. Eric electronically delivered a LLC form for them to fill out and comply with their Corporation ABNC Enterprises. The Corwonskis asked for two non -severable lots of one acre each. One on Dutch Mill Rd, and one on Lake Rd. It is time for a township Resolution for this committee to proceed with the survey and title work. Ralph will forward info to our township clerk.

FARMS THAT HAVE BEEN SURVEYED

Garoppo Farm. Block 7101, lot 45, 120 acres. Cindy Roberts reported that the survey and title work are complete and settlement may take place in June.

The next meeting will be held July 8, 2019 at 7:00 pm.

Meeting adjourned 8:45 pm .

Respectfully submitted,

Ralph Travaglione
Secretary